

All Wisconsin Land Value Averages Increase

As of January 1, 2005, Wisconsin farm real estate value, including land and buildings, reached \$2,850 per acre. This figure falls between Minnesota's value of \$2,030 and Michigan's value of \$3,150, in the Lake States region. There were only four states that showed greater gains in price than Wisconsin: Delaware, Maryland, Virginia, and Florida. Wisconsin tied with South Dakota for the fifth position, with a 14 percent rise over 2004.

During 2004, changes in the U.S. farm real estate value ranged from +5 percent in Maine to +40 percent in Delaware. There were no states that declined in value from 2004. The Northeast and Southeast regions showed the largest percentage gains of the ten regions, both up 13 percent from 2004.

Cropland in Wisconsin was valued at \$2,600 per acre, an increase of \$250 from last year. The rental rate for cropland remained unchanged from 2004 at \$70 per acre.

Statewide, pasture was worth \$1,400 per acre, up 17 percent from 2004. Rent for pasture increased \$1 from a year ago to \$38 per acre. Wisconsin continued to have the most expensive pasture rent in the U.S.

Farm Real Estate Values, January 1, 2003-2005

State	2003	2004	2005	Change from 2004
	Dollars per acre			Percent
Lake States:	2,010	2,220	2,480	+12
Michigan	2,680	2,920	3,150	+8
Minnesota	1,600	1,800	2,030	+13
Wisconsin	2,300	2,500	2,850	+14
Corn Belt:	2,130	2,300	2,550	+11
Illinois	2,430	2,610	2,900	+11
Indiana	2,570	2,770	3,050	+10
Iowa	2,010	2,200	2,490	+13
Missouri	1,470	1,580	1,740	+10
Ohio	2,740	2,930	3,180	+9
United States 1/	1,270	1,360	1,510	+11

1/Excludes Alaska and Hawaii. Source: USDA, NASS, Wisconsin Field Office.

Farm Real Estate Value
January 1

